



KNIGHTDALE TOWN COUNCIL MINUTES

950 Steeple Square Court, Knightdale, North Carolina 27545

July 5, 2011

The Knightdale Town Council met at 7:00 p.m. at Knightdale Town Hall, 950 Steeple Square Court, Knightdale, North Carolina.

PRESENT: Mayor Russell Killen, Mayor Pro Tem Mike Chalk;
Councilors Jeff Eddins, Terry Gleason, and James Roberson.

ABSENT: Councilor Tim Poirier.

Staff Members Present: Clyde Holt, Town Attorney; Seth Lawless, Town Manager; Suzanne Yeatts, Town Clerk/HR Director; Chris Hills, Planning Director; Jeff Triezenberg, Senior Planner; Jimmy Overton, Finance Director; Tracy Pedigo, Public Works Director; Shawn Brown, Public Safety Director; Fred Boone, Town Engineer; Jason Eubanks, Grounds Maintenance Supervisor.

Meeting called to order by Mayor Killen at 7:00 p.m.

WELCOME

Welcome by Mayor Killen.

INVOCATION

Invocation by Mayor Killen.

ITEM I. ADOPTION OF AGENDA

...Motion by Councilor Eddins to adopt the agenda with the following amendment:

ADD: First Avenue Utility Easement Briefing to Item IX. Old Business

Motion seconded by Councilor Roberson and carried unanimously.

ITEM II. APPROVAL OF MINUTES

None at this time.

ITEM III. PRESENTATIONS, RECOGNITIONS, AWARDS

A. Recognition of Fred Burroughs, MD

Mayor Killen and Councilor Eddins recognized Dr. Fred Burroughs for his contribution to the community.

Dr. Burroughs thanked everyone in attendance for their support over the years.

B. Introduction of Jason Eubanks, Grounds Maintenance Supervisor

Public Works Director Tracy Pedigo introduced Jason Eubanks and Mayor Killen welcomed Mr. Eubanks to the Town.

C. Citizen and Employee Survey Presentations

Tollie Mitchell of Insight Research presented the results of recent employee and citizen surveys and answered questions from Council.

Mayor Killen suggested scheduling Committee of the Whole meetings to review survey information and address how to make any needed improvements.

ITEM IV. PUBLIC

Anyone may speak on an issue not included on tonight's agenda. Before speaking, please state your name and address.

A. Open to the Public

Larry Strong, 4507 Joe Cotton Drive, representing the Churchill Homeowners Association, expressed concern regarding the inadequacy of the Town's yard waste program.

Mayor Killen encouraged Mr. Strong to contact Tracy Pedigo, Public Works Director, or Seth Lawless, Town Manager, with any suggestions he may have to improve the service. Mayor Killen noted that the Town is currently working toward improving the yard waste program.

No one else approached.

B. Report on Citizen Inquiries

None at this time.

ITEM V. CONSENT AGENDA

Position Classification Plan Amendment

Adopt the amended Position Classification Plan as presented effective July 1, 2011.

...Motion by Councilor Eddins to adopt the consent agenda. Motion seconded by Councilor Gleason and carried unanimously.

Mayor Killen called for a short recess at 7:59 p.m.
The meeting resumed at 8:03 p.m.

ITEM VI. ACTIONS REQUIRING PUBLIC HEARINGS

If you anticipate speaking during a public hearing at tonight's meeting, print your name and address on the form at the entry table. You must speak from the podium to assure accurate record of testimony. Large groups are asked to designate a spokesperson. If the Mayor announces that the hearing is a quasi-judicial public hearing, all speakers must be administered an oath by the Town Attorney.

A. ZTA-7-11 Chapters 5 and 6 Clarifications

Public hearing opened at 8:04 p.m.

Jeff Triezenberg, Senior Planner, presented a zoning text amendment to comprehensively amend Chapter 5 and Chapter 6 of the Unified Development Ordinance with technical edits for consistency of language and referencing, clarifications of intent and interpretation, further definition of broad terms, addition of exemplary graphics and photos, and the removal of redundant text. Mr. Triezenberg answered questions from Council and recommended referring ZTA-7-11 to the July 11, 2011 Land Use Review Board meeting.

No one approached.

...Motion by Councilor Gleason to close the public hearing at 8:22 p.m. and refer ZTA-7-11 to the July 11, 2011 Land Use Review Board meeting. Motion seconded by Mayor Pro Tem Chalk and carried unanimously.

B. Brookfield Station UAA Amendment

Public hearing opened at 8:23 p.m.

Planning Director Chris Hills presented a revised Development Agreement prepared by the Town Attorney for the Brookfield Station subdivision. The revision was requested by the developer in order to add four lots to the original subdivision plan.

No one approached.

...Motion by Councilor Eddins to close the public hearing at 8:24 p.m. and approve the proposed revised Development Agreement for Brookfield Station. Motion seconded by Mayor Pro Tem Chalk and carried unanimously.

C. Sale of Perpetual Easement
Crown Castle South, LLC

Public hearing opened at 8:24 p.m.

Town Attorney Clyde Holt reported that the Town is in the fourth year of a five year cell tower lease with Crown Castle and they have requested turning this lease into a perpetual easement offering a lump sum payment of \$812,000 in lieu of the current annual lease payments.

No one approached.

...Motion by Mayor Pro Tem Chalk to close the public hearing at 8:35 p.m. and proceed with sale of lease to Crown Castle. Motion seconded by Councilor Eddins and carried unanimously.

ITEM VII. SET PUBLIC HEARINGS

None at this time.

ITEM VIII. TOWN ATTORNEY

Nothing at this time.

ITEM IX. OLD BUSINESS

A. Greenway Phase II Project Update

Iona Thomas with Stewart Engineering gave an update on the Mingo Creek trail reviewing history of the project, the proposed trail alignment, and revised construction estimates.

Council agreed to continue moving forward with the project based upon the proposed trail alignment with Lynnwood as a bid alternate due to the anticipated cost of the project.

B. ZTA-5-11 Appendices Update
ORD #11-07-05-001

Planner Jeff Triezenberg reviewed a zoning text amendment to amend Appendix A, B, and C of the Unified Development Ordinance to make them consistent with the recently adopted recommendations of the 2027 Comprehensive Plan Update. Mr. Triezenberg recommended approval of the amendment and adoption of the related Ordinance.

...Motion by Mayor Pro Tem Chalk to adopt statement of plan consistency and reasonableness of action, to approve ZTA-5-11, and adopt Ordinance #11-07-05-001. Motion seconded by Councilor Gleason and carried unanimously.

C. ZTA-6-11 Farm Building Code Exemption
ORD #11-07-05-002

Planner Jeff Triezenberg reviewed a zoning text amendment to amend Chapter 1 of the Unified Development Ordinance in regard to making a notation of the State Building Code exemptions afforded to the Town for accessory structures associated with bona fide farms as codified in Session Law 2011-34. Mr. Triezenberg recommended approval of the amendment and adoption of Ordinance 11-07-05-002.

...Motion by Mayor Pro Tem Chalk to adopt statement of plan consistency and reasonableness of action, to approve ZTA-6-11, and adopt Ordinance #11-07-05-002. Motion seconded by Councilor Eddins and carried unanimously.

D. First Avenue Utility Easement Briefing

Town Engineer Fred Boone gave an update on utility easements acquired along First Avenue and presented one outstanding easement for the Cruz property due to a magnolia tree.

Council directed staff to make an offer of \$1,770 for the Cruz property easement.

ITEM X. NEW BUSINESS

None at this time.

ITEM XI. OTHER BUSINESS

None at this time.

ITEM XII. COMMITTEE REPORTS

A. Planning and Engineering

Councilor Gleason reported meeting Monday, July 11, 2011 at 6:00 p.m.

B. Finance

No report.

C. Public Safety

No report.

D. Nominating

No report.

E. Liaison Reports

No report.

ITEM XIII. CLOSED SESSION FOR LEGAL OR PERSONNEL MATTERS

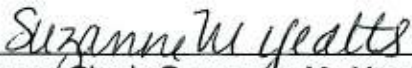
Not at this time.

ITEM XIV. ADJOURNMENT

...Motion by Councilor Roberson to adjourn at 9:08 p.m. Motion seconded by Councilor Eddins and carried unanimously.



Mayor Russell B. Killen



Town Clerk Suzanne M. Yeatts